

EXHIBIT “1”

Branch: W

Station Id :CNIK

Inst #: 201312230002261

Fee: \$17.00 N/C Fee: \$0.00

RPTT: \$991.95 Ex: #

12/23/2013 04:55:56 PM

Receipt #: 1881591

Requestor:

KE ALOHA HOLDINGS LLC

Recorded By: COJ Pgs: 2

DEBBIE CONWAY

CLARK COUNTY RECORDER

When recorded mail to and
Mail Tax Statements to:
Ke Aloha Holdings LLC
9330 W. Sahara Ave., Ste. 210
Las Vegas, NV 89117

A.P.N. No. [REDACTED]

TS No. 28725-5900

TRUSTEE'S DEED UPON SALE

The Grantee (Buyer) herein was: Ke Aloha Holdings LLC
The Foreclosing Beneficiary herein was: Paradise Falls Homeowners Association
The amount of unpaid debt together with costs: \$5,745.31
The amount paid by the Grantee (Buyer) at the Trustee's Sale: \$20,500.00
The Documentary Transfer Tax: [REDACTED]
Property address: 5900 NEGRIL AVE, LAS VEGAS, NV 89130
Said property is in [] unincorporated area: City of LAS VEGAS
Trustor (Former Owner that was foreclosed on): PETER & MELISSA J ARSAGA

Alessi & Koenig, LLC (herein called Trustee), as the duly appointed Trustee under that certain Notice of Delinquent Assessment Lien, recorded June 8, 2012 as instrument number 0001346, in Clark County, does hereby grant, without warranty expressed or implied to: Ke Aloha Holdings LLC (Grantee), all its right, title and interest in the property legally described as: TROPICAL JONES UNIT 4 LOT 50 BLOCK 6, as per map recorded in Book 93, Pages 9 as shown in the Office of the County Recorder of Clark County Nevada.

TRUSTEE STATES THAT:

This conveyance is made pursuant to the powers conferred upon Trustee by NRS 116 et seq., and that certain Notice of Delinquent Assessment Lien, described herein. Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the office of the recorder of said county. All requirements of law regarding the mailing of copies of notices and the posting and publication of the copies of the Notice of Sale have been complied with. Said property was sold by said Trustee at public auction on December 18, 2013 at the place indicated on the Notice of Trustee's Sale.

Huong Lam, Esq.

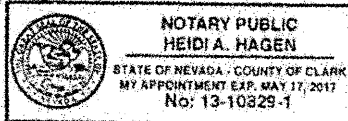
Signature of AUTHORIZED AGENT for Alessi & Koenig, LLC.

State of Nevada)
County of Clark)

DEC 23 2013

SUBSCRIBED and SWORN before me _____ by Huong Lam

WITNESS my hand and official seal.
(Seal)



(Signature)

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a. 

b. _____

c. _____

d. _____

2. Type of Property:

a. <input type="checkbox"/>	Vacant Land	b. <input checked="" type="checkbox"/>	Single Fam. Res.
c. <input type="checkbox"/>	Condo/Twnhse	d. <input type="checkbox"/>	2-4 Plex
e. <input type="checkbox"/>	Apt. Bldg	f. <input type="checkbox"/>	Comm'l/Ind'l
g. <input type="checkbox"/>	Agricultural	h. <input type="checkbox"/>	Mobile Home
<input type="checkbox"/>	Other		

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes:

3.a. Total Value/Sales Price of Property

\$ 20,500.00

b. Deed in Lieu of Foreclosure Only (value of property)

ny ()

c. Transfer Tax Value:

\$ ~~215,103.00~~ 194,283.00 (me)

d. Real Property Transfer Tax Due

\$ 1-000-05 991.95 (4)

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section

b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity: Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Alessi & Koenig, LLC	
Address: 9500 W. Flamingo Rd., Ste. 205	
City: Las Vegas	
State: NV	Zip: 89147

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ke Aloha Holdings LLC
Address: 9330 W. Sahara Ave., Ste. 210
City: Las Vegas
State: NV Zip: 89117

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Alessi & Koenig, LLC
Address: 9500 W. Flamingo Rd., Ste. 205
City: Las Vegas

Escrow # N/A Foreclosure

State: NV Zip: 89147

• AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

②

APN: [REDACTED]
 Recording requested by and mail documents
 and tax statements to:

Name: Ke Aloha Holdings Series I
 Address: 9811 W Charleston Blvd Ste 2-351
 City/State/Zip: Las Vegas, NV 89117

DED104
 Nevada Legal Forms & Tax Services, Inc.
 www.nevadalegalforms.com

Inst #: 20141231-0000743
 Fees: \$18.00 N/C Fee: \$0.00
 RPTT: \$0.00 Ex: #001
 12/31/2014 11:20:02 AM
 Receipt #: 2267972
 Requestor:
 NEVADA LEGAL FORMS AND BOO
 Recorded By: SOL Pgs: 3
 DEBBIE CONWAY
 CLARK COUNTY RECORDER

RPTT: 01

QUITCLAIM DEED

THIS INDENTURE WITNESS that the GRANTOR(S):

Ke Aloha Holdings LLC

for and in consideration of Zero Dollars (\$ 0.00)
 do hereby QUITCLAIM the right, title and interest, if any, which GRANTOR may have in all that
 real property, the receipt of which is hereby acknowledged, to the GRANTEE(S):

Ke Aloha Holdings Series I,
 of the
 Ke Aloha Holdings LLC,
 A Nevada Series Limited-Liability Company

all that real property situated in the City of Las Vegas, County of Clark,
 State of Nevada, bounded and described as follows:

(Set forth legal description and commonly known address)

COMMONLY KNOWN ADDRESS:

5900 Negril Avenue, Las Vegas, Nevada 89130

Page -1-

LEGAL DESCRIPTION:**PARCEL I:**


Lot Fifty (50) in Block Six (6) of FINAL MAP OF TROPICAL JONES UNIT 4 (a Common Interest Community), as shown by map thereof on file in Book 93 of Plats, Page 9, in the Office of the County Recorder of Clark County, Nevada.

PARCEL II:

A non-exclusive right and easement of ingress and egress and use in, to and over the Common Elements, Private Main Entry Gate Areas and Private Streets as provided for and subject to that Certain Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for "Paradise Falls" recorded September 9, 1999 in Book 990909 as Document No. 00607, Official Records.

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to.

In Witness Whereof, I/We have hereunto set my hand/our hands on 30th day of December, 20 14.



Signature of Grantor

Melani Schulte, Managing Member

Print or Type Name Here

Registrant: Mike Angell

Registrant registration number: NVDP20143316

3901 West Charleston Boulevard, Las Vegas, NV 89102, (702) 870-8977

STATE OF NEVADA)
COUNTY OF CLARK)

On this 30th day of December, 20 14, personally appeared before me, a Notary Public, Melani Schulte, Managing Member

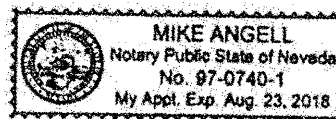
☐ personally known to me OR ☐ proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument in the capacity set forth therein, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned. Witness my hand and official seal.



Notary Public

My Commission Expires: August 23, 2018

Consult an attorney if you doubt this forms fitness for your purpose.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a.
b.
c.
d.

2. Type of Property:

- | | | |
|--|---|---|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Fam. Res. | FOR RECORDER'S OPTIONAL USE ONLY |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex | Book: <u> </u> Page: <u> </u> |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l | Date of Recording: <u> </u> |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home | Notes: <u> </u> |
| <input type="checkbox"/> Other <u> </u> | | |

3. a. Total Value/Sales Price of Property \$ 0.00
b. Deed in Lieu of Foreclosure Only (value of property) (0.00)
c. Transfer Tax Value: \$ 0.00
d. Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 01
b. Explain Reason for Exemption: Transfer between affiliated business entities with identical common ownership (went from a Regular LLC to a Series LLC)

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Melinda Schulte Capacity Grantor

Signature Melinda Schulte Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Ke Aloha Holdings LLC
Address: 9330 W Sahara Ave. Ste 210
City: Las Vegas
State: NV Zip: 89117

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Ke Aloha Holdings Series I*
Address: 9811 W Charleston Blvd Ste 2-351
City: Las Vegas
State: NV Zip: 89117

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Nevada Legal Forms & Tax Services, Inc. Escrow #:
Address: 3901 West Charleston Blvd
City: Las Vegas State: NV Zip: 89102

of the Ke Aloha Holdings LLC, A Nevada Series Limited-Liability Company

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

CCOR_DV_Form.pdf ~ 01/12/09

Inst #: 20190109-0002529

Fees: \$40.00

RPTT: \$0.00 Ex #: 001

01/09/2019 03:07:16 PM

Receipt #: 3605216

Requestor:

KE ALOHA HOLDINGS LLC

Recorded By: ANI Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: FRONT COUNTER

Ofc: MAIN OFFICE

RECORDING REQUESTED BY:

KE ALOHA HOLDINGS, LLC

When Recorded Mail Document**and Tax Statement To:**

KE ALOHA HOLDINGS, LLC

C/O CENSO LLC

9811 W. Charleston Blvd #2-351

Las Vegas, NV 89117

APN: [REDACTED]

ADDRESS: 5900 Negril Avenue, Las Vegas, NV 89130

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESS that the GRANTOR(S): KE ALOHA HOLDINGS SERIES I, of the KE ALOHA HOLDINGS LLC, A NEVADA SERIES LIMITED-LIABILITY COMPANY

In Consideration Of \$10.00 and other VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby GRANT, BARGAIN, SELL and CONVEY to the GRANTEE(S): CENSO LLC, a Nevada Limited Liability Company

All that real property situated in Clark County, State of Nevada, bounded and described as follows:

PARCEL I:

LOT FIFTY (50) IN BLOCK SIX (6) OF FINAAL MAP OF TROPICAL JONES UNIT 4 (a Common Interest Community), AS SHOWN BY MAP THEREOF ON FILE IN BOOK 93 OF PLATS, PAGE 9, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

A NON-EXCLUSIVE RIGHT AND EASEMENT OF INGRESS AND EGRESS AND USE IN, TO AND OVER THE COMMON ELEMENTS, PRIVATE MAIN ENTRY GATE AREAS AND PRIVATE STREETS AS PROVIDED FOR AND SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS and RESERVATION OF EASEMENTS FOR "PARADISE FALLS" RECORDED SEPTEMBER 9, 1999 IN BOOK 990909 AS DOCUMENT NO. 00607, OFFICIAL RECORDS.

SUBJECT TO: 1. Taxes for the current fiscal year.
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED: JANUARY 9, 2019

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before
me on JANUARY 9, 2019

By MELANI SCHULTE as Manager of
KE ALOHA HOLDINGS SERIES I, of the KE
ALOHA HOLDINGS LLC, A NEVADA SERIES
LIMITED-LIABILITY COMPANY

Signature *Amberlea Davis*
Notary Public

Melani Schulte

MELANI SCHULTE, Manager
KE ALOHA HOLDINGS SERIES I, of the
KE ALOHA HOLDINGS LLC, A NEVADA
SERIES LIMITED-LIABILITY COMPANY



Amberlea Davis
Notary Public
14-14878-1 Exp 11/01/22

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. [REDACTED]
b. _____
c. _____
d. _____

2. Type of Property:

- a. ☐ Vacant Land b. ☒ Single Fam. Res.
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
Other _____

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

- 3.a. Total Value/Sales Price of Property \$ _____
b. Deed in Lieu of Foreclosure Only (value of property (_____))
c. Transfer Tax Value: \$ _____
d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 01
b. Explain Reason for Exemption: Transfer between affiliated business entities
with identical common owners

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature M. E. Ehlth Capacity: GRANTOR/GRANTEE

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: KE ALOHA HOLDINGS LLC
Address: 9811 W. CHARLESTON BL #2-351
City: LAS VEGAS
State: NV Zip: 89117

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: CENSO LLC
Address: 9811 W. CHARLESTON BL #2-351
City: LAS VEGAS
State: NV Zip: 89117

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED